



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Acquisition of Property Within the Proposed Thayer Ranch Development for the Richards Ranch School/Park Site and Information Regarding Utility Easements to Provide Service to the Site (\$187,015)

MEETING DATE: November 6, 1996

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the Council approve the acquisition of Lots 11 through 18 of the proposed Thayer Ranch development for the Richards Ranch School/Park site for a purchase price of \$184,015, plus associated acquisition costs, appropriate the necessary funds from the Parks and Recreation Development Impact Mitigation Fees to complete the purchase, and authorize the City Manager to execute the necessary documents on behalf of the City.

BACKGROUND INFORMATION: Site Acquisition
The Parks and Recreation Master Plan calls for a park site in the vicinity of the Richards Ranch development in the southeast portion of the city. Earlier this year, Council directed staff to work with Lodi Unified School District (LUSD) for a joint-use school/park site facility in this area. The location of the school/park site is shown on Exhibit A. Staff has done so and LUSD has proceeded with site acquisition and preliminary layouts. One possible layout for the school/park site is shown on Exhibit B.

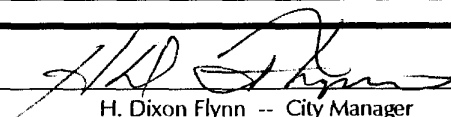
The school/park site, as shown on Exhibit A, consists of four areas which will be acquired separately. LUSD recently purchased the parcel shown as Area 1, 4.1 acres net (4.54 acres gross), and will purchase Area 2, 5.9 acres net (6.32 acres gross), in the future. The balance of the site, Areas 3 and 4, includes property within the proposed Thayer Ranch development and a portion of the undeveloped parcel immediately north of Thayer Ranch. Areas 3 and 4 are to be acquired by the City and LUSD, respectively. The final disposition of the property will depend on the site plan and terms of the joint-use agreement.

Staff recommends that the portion of the site within the Thayer Ranch development be acquired by the City at this time using Parks and Recreation Development Impact Mitigation Fee funds. The site consists of Lots 11 through 18 and adjacent street right-of-way (1.04 acres net, 1.49 acres gross). The purchase price is \$184,015, which represents \$123,500 per acre. This is the same price paid by LUSD for its parcel. In addition, there will be the normal closing costs associated with real estate transactions.

Utilities

In order to provide sanitary sewer and storm drain utilities to the Richards Ranch, Thayer Ranch and school/park site, the utilities need to be extended to Stockton Street over the adjacent parcels to the east. The sanitary sewer and storm drain are master plan lines and will be 12 inches and 36 inches in diameter, respectively.

APPROVED: _____


H. Dixon Flynn -- City Manager

Two utility alignments proposed by the developer are shown on Exhibit A. The first and most southerly alignment extends through a cul-de-sac in the Parisis development and will require a large side yard easement (at least 23 feet) over two lots in the subdivision, as shown on Exhibit B. While this design will work from a hydraulic design standpoint, it is not desirable for either the City or future owners of these lots. It creates maintenance access problems for City crews and an encumbrance on the lots with respect to future improvements; i.e., swimming pools, room additions, etc. In addition, homeowners usually landscape their backyards and roots from trees and other landscape vegetation can invade the sewer and storm drain lines increasing maintenance costs. The second and most favorable alignment, from City staff's perspective, extends through planned street alignments on the parcels north of the Parisis development.

The developer of the Thayer Ranch project has attempted to obtain the necessary street/utility easement for the second and most favorable alignment. The negotiations have been unsuccessful to date. The developer is continuing the negotiation efforts and City staff is trying to assist in this quest. Staff is advising Council of the easement acquisition efforts at this time in case the current negotiations are unsuccessful and eminent domain procedures may need to be considered to accomplish the easement acquisition. Costs for such action would be borne by the developer but would be reimbursable from other properties in the service area.

FUNDING: Parks and Recreation Development Impact Mitigation Fees

Purchase Price	\$ 184,015
Associated Costs	\$ 3,000
Total	\$ 187,015


Jack L. Ronsko
Public Works Director

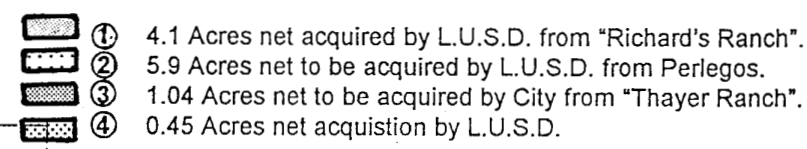
Prepared by Sharon A. Welch, Associate Civil Engineer

JLR/SAW/lm

Attachments

cc: City Attorney
Associate Civil Engineer - Development Services
Tokay Development, Inc.

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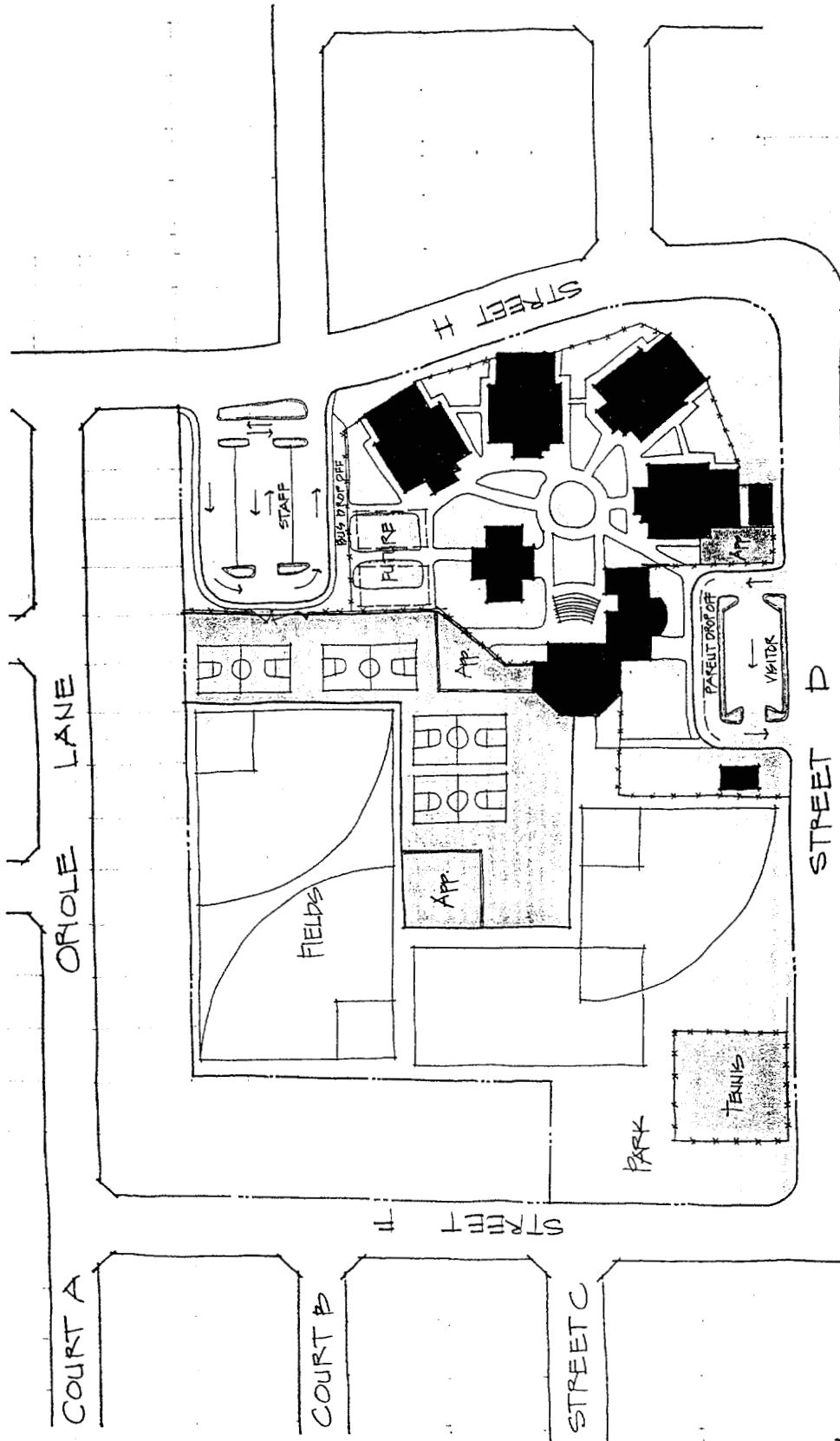
* Final disposition of property will depend on site plan and Joint Use Agreement.

EXHIBIT A

[illegible]

EXHIBIT B

NEW
ELEMENTARY
SCHOOL
LODI UNIFIED
SCHOOL DISTRICT



Michael Jeffrey
RAINFORTH
A R C H I T E C T S
3250 Ramos Circle ■ Sacramento, CA 95827
(916) 368-7990 ■ Fax: (916) 368-7995

SCHEME 2A(2)

RESOLUTION NO. 96-168

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LODI
APPROVING THE ACQUISITION OF PROPERTY WITHIN THE PROPOSED
THAYER RANCH DEVELOPMENT FOR THE RICHARDS RANCH SCHOOL/PARK
SITE, AND APPROPRIATING FUNDS FOR THE PROJECT

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WHEREAS, the City of Lodi Park, Recreation and Open Space Master Plan calls for a park site in the vicinity of the Richards Ranch development in the southeast portion of the City; and

WHEREAS, earlier this year the Council directed staff to work with Lodi Unified School District (LUSD) for a joint-use school/park site facility in this area as shown on Exhibit A attached hereto; and

WHEREAS, the school/park site as shown on Exhibit A, consists of four areas which will be acquired separately; and

WHEREAS, LUSD has recently purchased the parcel shown as Area 1, 4.1 acres net (4.54 acres gross), and will purchase Area 2, 5.9 acres net (6.32 acres gross) in the future; and

WHEREAS, the balance of the site, Areas 3 and 4 which are to be acquired by the City and LUSD, includes property within the proposed Thayer Ranch development and a portion of the undeveloped parcel immediately north of Thayer Ranch; and

WHEREAS, it is staff recommendation that the portion of the site within the Thayer Ranch development which consists of lots 11 through 18 and adjacent right-of-way 1.04 acres net (1.49 acres gross), be acquired by the City at this time at a cost of \$184,015.00 plus normal closing costs associated with the purchase, using Parks and Recreation Development Impact Mitigation Fee funds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lodi hereby approves the acquisition of lots 11 through 18 of the proposed Thayer Ranch Development for the purchase price of 184,015.00, plus associated acquisition costs, and hereby directs the City Manager to execute the necessary documents on behalf of the City; and

BE IT FURTHER RESOLVED by the City Council that funds be appropriated from the Parks and Recreation Development Impact Mitigation Fee Fund to complete the purchase.

Dated: November 6, 1996

I hereby certify that Resolution No. 96-168 was passed and adopted by the City Council of the City of Lodi in a regular meeting held November 6, 1996 by the following vote:

AYES: Council Members - Davenport, Mann, Pennino, Sieglock
and Warner (Mayor)

NOES: Council Members - None

ABSENT: Council Members - None

ABSTAIN: Council Members - None


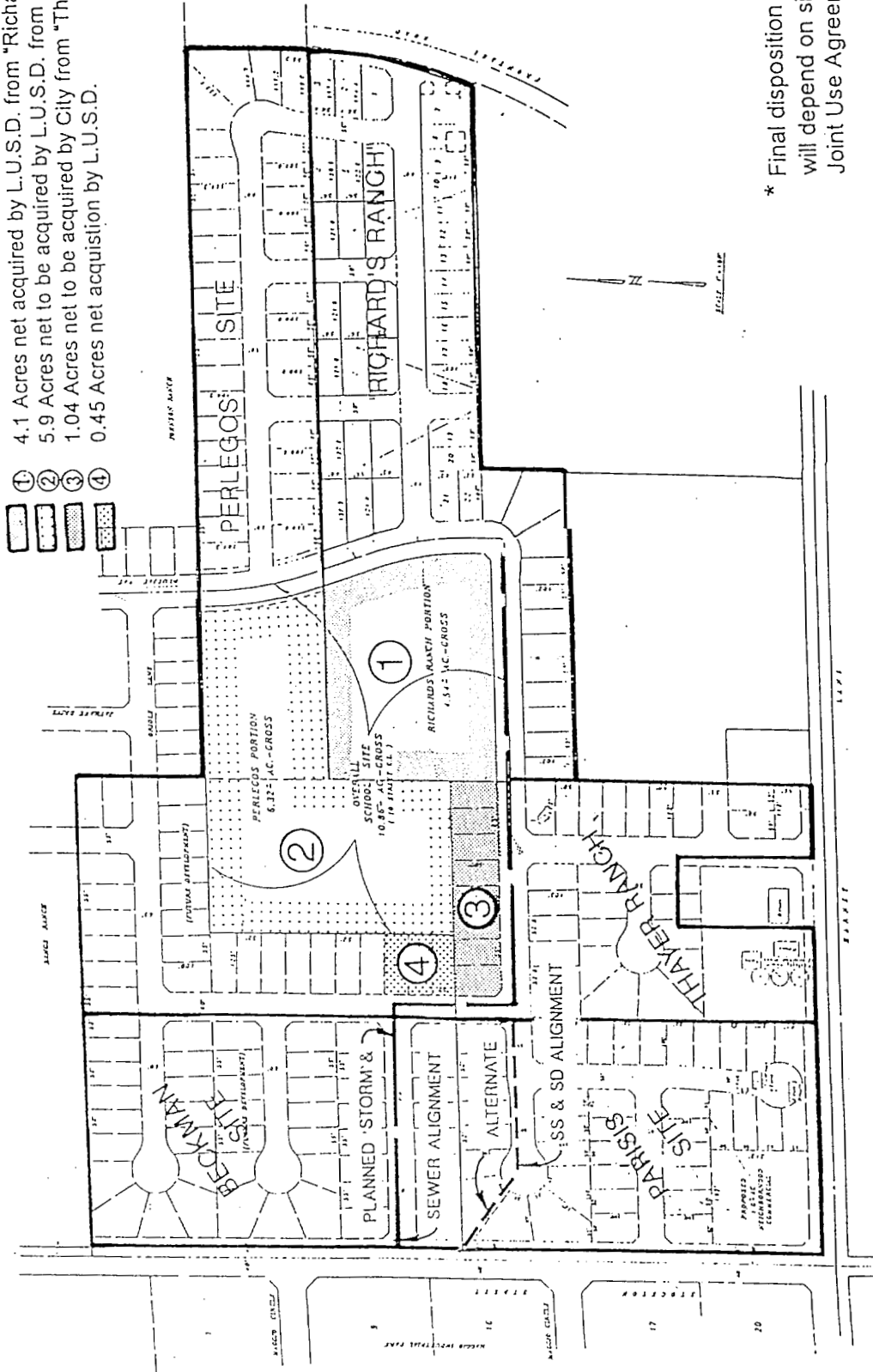

for JENNIFER M. PERRIN
City Clerk

EXHIBIT A

SCHOOL/PARK SITE

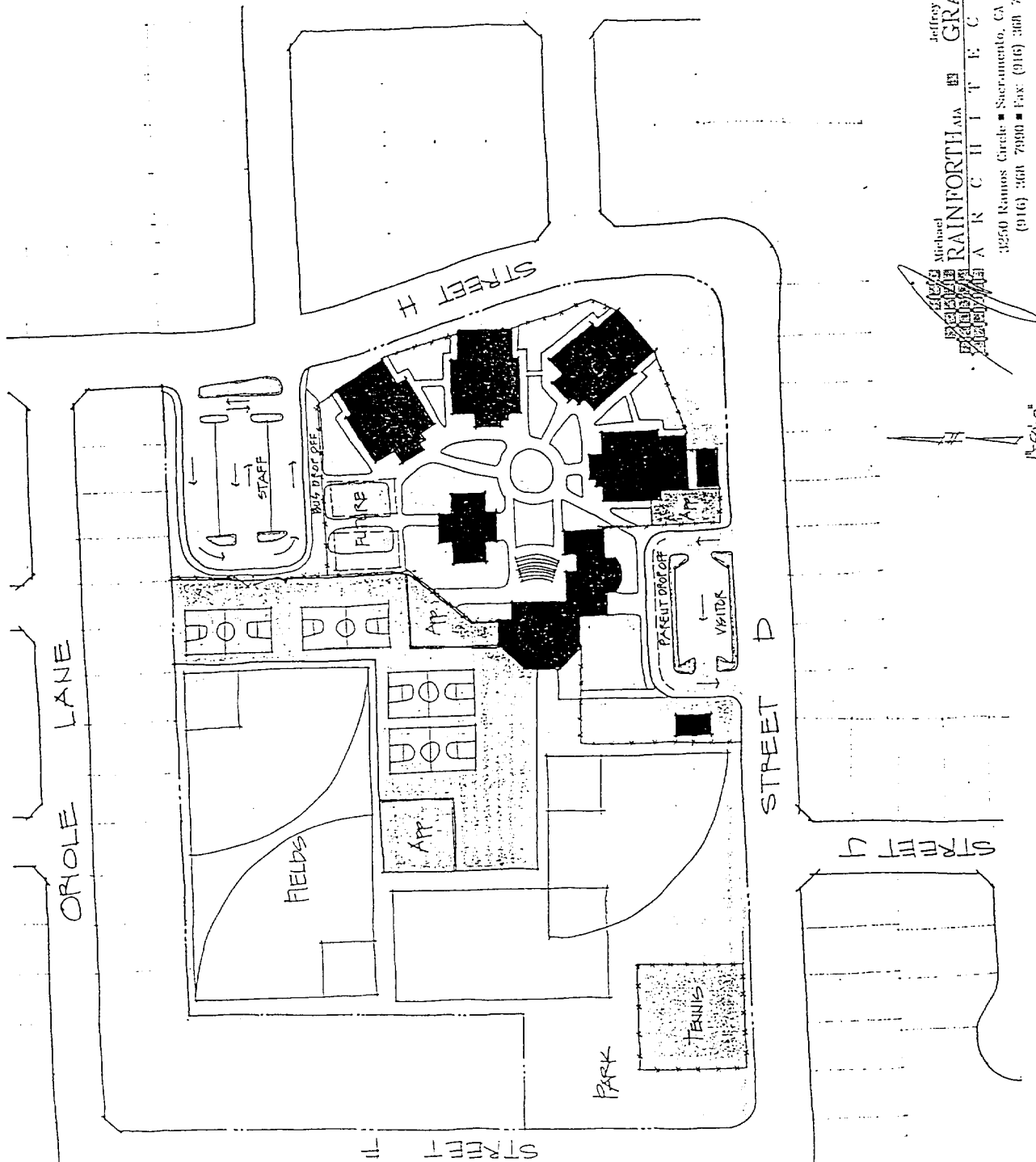
- ① 4.1 Acres net acquired by L.U.S.D. from "Richard's Ranch".
- ② 5.9 Acres net to be acquired by L.U.S.D. from Perlegos.
- ③ 1.04 Acres net to be acquired by City from "Thayer Ranch".
- ④ 0.45 Acres net acquisition by L.U.S.D.



* Final disposition of property will depend on site plan and Joint Use Agreement.

PREPARED BY: DATE: DRAWN BY: CHECKED BY: APPROVED BY:		DAUMBACH & PIAZZA CIVIL ENGINEERS SURVEYORS	PARK AND SCHOOL PARCELS EXHIBIT "RICHARDS RANCH"	SHEET 1 OF 1 DATE: 5-20-78 BY: G-1018
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A R C H I T E C T S
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NEW
ELEMENTARY
SCHOOL
LODI UNIFIED
SCHOOL DISTRICT

SCHEME 2A(2)

CITY COUNCIL

DAVID P. WARNER, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
RAY G. DAVENPORT
STEPHEN J. MANN
JACK A. SIEGLOCK

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710

H. DIXON FLYNN
City Manager
JENNIFER M. PERRIN
City Clerk
RANDALL A. HAYS
City Attorney

November 1, 1996

Tokay Development, Inc.
P. O. Box 1259
Woodbridge, CA 95258

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for the Richards Ranch School/Park Site and Information Regarding
Utility Easements to Provide Service to the Site (\$187,015)

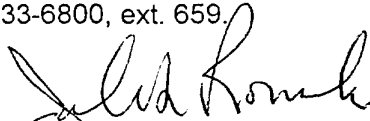
Enclosed is a copy of background information on an item on the City Council
agenda of Wednesday, November 6, 1996, at 7 p.m. The meeting will be held in the
City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a
Council Member requests discussion. The public is given an opportunity to address
items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council,
City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for
the mail. Or, you may hand-deliver the letter to the City Clerk at 221 West Pine Street.

If you wish to address the Council at the Council meeting, be sure to fill out a speaker's
card (available at the Carnegie Forum immediately prior to the start of the meeting) and
give it to the City Clerk. If you have any questions about communicating with the
Council, please contact Jennifer Perrin, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch at
333-6800, ext. 659.



Jack L. Ronsko
Public Works Director

JLR/lm

Enclosure

cc: City Clerk ✓